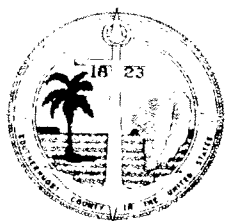


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We strive to be caring, professional and fair

To: Mitch Harvey, Comprehensive Planning Manager

From: Ralph Gouldy, Senior Administrator

Date: November 7, 2008

Ref: Text Changes, Master Plan for Future Development of Big Pine Key & No Name Key

As previously discussed, the Planning & Environmental Resources Department would like to bring certain provisions of the August 2004 Big Pine Master Plan (LCP) into consistency with the Habitat Conservation Plan (revised April 2006) and the resulting Incidental Take Permit (effective June 2006), upon which the LCP was largely predicated. Specifically, the following items need to be addressed:

- *Figure 2.1, Tier designations on Big Pine Key and No Name Key*
The map includes developed and undeveloped islands that are not part of Big Pine or No Name Keys and which are not included in the HCP / ITP.
- *Action Item 3.2.2: Revised ROGO for Big Pine Key and No Name Key*
This item needs wholesale revision to match the LDR Sec. 9.5-122.3 & 122.4, to wit:
 - There is no eligibility threshold;
 - Points are: Tier 1-0 pts, Tier 2 -10 pts, Tier 3 – 20 pts;
 - Negative points for deer corridor, rabbit buffer, and No Name remain;
 - Land dedication is covered in LDRs – T1, T2, & T3 may be dedicated;
 - Perseverance points are being considered for changes from current;
 - Administrative relief eligibility is after four (not five) years.

I would suggest referencing the LDRs, rather than incorporating, since LDRs may change. This approach should be discussed with Townsley, etc.

- *Action Item 3.2.3: Prior release of administrative relief & beneficial use allocations*
The LCP mentions 30 allocations – Tiffany has records for only 25. Perhaps a specific number should not be listed, but rather use a general statement to replace this language. (Or, correct the number.)
- *Action Item 3.2.6: Limit of awards in Tier 1*
The HCP / ITP limits awards in Tier 1 to 5% (Max of 10 awards) or a total $H = 0.022$, whichever results in lower H. Amend this language (limit of 2% or 4 awards) to the same.

- *Action Item 8.1.1: regulate new fences as follows*

The HCP / ITP prohibits fences only on Tier 1 lands. The LCP mentions fences only on canal lots and adjacent canal lots in Tiers 2 & 3. There are some 'dry' Tier 2 (& possibly Tier 3) lots where fences may be appropriate (scarified commercial, fishing, etc). Add language to address.

Also, see accessory discussion below: If accessories are allowed in Tier 1, we may need a statement allowing safety fences as required to secure swimming pools in Tier 1.

- *Action Item 8.1.2: Regulate new accessory uses*

The LCP generally prohibits new accessory uses in Tier 1, while the ITP allows only new residential *and accessory uses* in Tier 1. Subsection *a.* should mirror ITP language.

Subsection *b.* should probably be amended to add Tier 1, or eliminate Tier references altogether.

Subsection *c* refers to vacant lots and should remain, as should subsections *d* & *e*.

These are the currently identified changes. There may be others, but they may need to be handled later.